

\$217,900 - 3315 James Mowatt Trail, Edmonton

MLS® #E4440211

\$217,900

2 Bedroom, 1.00 Bathroom, 699 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

ORIGINAL OWNER! TOP FLOOR! AIR CONDITIONED! IMMACULATE Condo in beautiful South Edmonton Allard! This spacious 2-bedroom unit offers easy living. Open-concept kitchen featuring quartz countertops, tile backsplash, stainless steel appliances and a large living area filled with lots of natural light with access to the welcoming SOUTH EAST FACING BALCONY. Master bedroom offers a walk-in closet. Nice sized second bedroom and 4-piece bathroom. Convenient in-suite laundry. HEATED UNDERGROUND PARKING TITLED STALL. All this within walking distance to bus stops. Restaurants, all shopping & major grocery stores. Easy access to walking trails parks, ponds. Minutes to the Anthony Henday and the airport. Must be seen!

Built in 2016

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4440211 |
| Price | \$217,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 699 |
| Acres | 0.00 |
| Year Built | 2016 |



| | |
|----------|------------------------|
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 3315 James Mowatt Trail |
| Area | Edmonton |
| Subdivision | Allard |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3L9 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 1 |
| Parking | Heated, Parkade, Stall, Underground |

Interior

| | |
|--------------|---|
| Appliances | Air Conditioning-Central, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Baseboard, Hot Water, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Golf Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-----------------------|
| Elementary | St. Stanislaus School |
| Middle | D S MacKenzie School |

High

Harry Ainlay School

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 4th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 55 |
| HOA Fees | 70.88 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$357 |

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Listing information last updated on June 15th, 2025 at 5:02pm MDT